RESOLUTION NO. 22749

A RESOLUTION IDENTIFYING USE CLASSIFICATIONS IN THE COUNTY OF KING, STATE OF WASHINGTON, AND BEING IDENTIFIED AS ZONES TO WHICH THE USE CLASSIFICATIONS ARE APPLIED, AND WITHIN WHICH ZONES THE HEIGHT OF BUILDINGS, LINES AND SPACES ARE REGULATED: PROVIDING FOR THE JUSTIFICATION, AMENDMENT AND ENFORCEMENT: PRESCRIBING PENALTIES FOR VIOLATIONS, AND PROVIDING FOR THE REPEAL OF PREVIOUS USE REGULATIONS.

The Board of County Commissioners of King County, State of Washington, does resolve as follows:

ARTICLE 1
DECLARATION OF PURPOSE

Section 100: PURPOSE OF RESOLUTION. An Official Land-Use Control for the County of King, State of Washington is hereby adopted and established to serve the public health, safety and general welfare and to provide the economic and social and aesthetic advantages resulting from an orderly planned use of land resources through the means of carrying out the general purposes set forth and defined in the Comprehensive Plan of King County.

Section 101: NAME OF RESOLUTION. This resolution shall be known as "The Zoning Code".

ARTICLE 2
DEFINITIONS

Section 200: ACCESSORY. "Accessory" means a use, a building or structure, part of a building or other structure, which is subordinate to and the use of which is incidental to that of the main building or structure or use on the same lot, including a private garage. It does not include the main building by a common wall or roof. Such accessory building shall be considered a part of the main building.

Section 201: ACCESSORY LIVING QUARTERS. "Accessory living quarters" means living quarters within an accessory building for the sole use of the family of or persons employed on the premises, or for the temporary use of guests of the occupants of the premises. Such quarters have no kitchen facilities and are not rented or otherwise used as a separate dwelling unit. The term "accessory living quarters" includes "guest house".

Section 202: AIRPORT, HELIPORT OR AIRCRAFT LANDING FIELD. "Airport", "heliport" or "aircraft landing field" means any runway, landing area or other facility whether publicly or privately owned and operated, and which is designed, used or intended to be used either by public carriers or by private aircraft for landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces, but not including manufacturing, servicing or testing facilities located in the vicinity of and landing areas associated with the manufacture or testing of commercial or military aircraft or activities associated therewith.

Section 203: ALLEY. "Alley" means a public thoroughfare or way which affords only a secondary means of access to abutting property.

Section 204: AMENDMENT. "Amendment" means a change in the wording, context of substance of this resolution, adoption of a zoning map hereunder, or any change in the zone boundary upon zoning maps adopted hereunder, or the adoption of a planned unit development.

Section 205: ANIMAL, SMALL. "Small animal" means any animal other than livestock, or animals considered to be predatory or wild.

Section 206: ANTIQUES, AND ANTIQUE SHOP. "Antiques" means any article which, because of age, rarity or historical significance, is a monetary value greater than the original value, or which has an age recognized by the United States Government as entitling the article to an import duty less than that prescribed for
contemporary merchandise. A store or shop selling only such articles or offering them for sale shall be considered as an antique shop or store, and not considered as a dealership handling used or secondhand merchandise.

Section 207: "Apartment" means a room, or a suite of two or more rooms in a multiple dwelling or in any other building not a single-family dwelling or a two-family dwelling occupied or suitable for occupancy as a dwelling unit for one (1) family.

Section 208: APARTMENT HOTEL. "Apartment hotel" means a building or portion of a building containing dwelling units and six (6) or more hotel rooms or suites.

Section 209: APARTMENT HOUSE. "Apartment house" means a building or a portion of a building, designed for occupancy by three (3) or more families living separately from each other and containing three (3) or more dwelling units.

Section 210: BOAT AND TRAILER SALES AREA. "Automobile, boat and trailer sales area" means an open area, other than a street, used for the display, sale or rental of new or used automobiles, boats or trailers, and where no repair work is done except for incidental repair of automobiles, boats or trailers to be displayed, sold or rented on the premises.

Section 211: AUTOMOBILE WRECKER. "Automobile wrecker" means any person, corporation or association engaged in automobile wrecking.

Section 212: AUTOMOBILE WRECKING. "Automobile wrecking" means any dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled motor vehicles or parts.

Section 213: AUTOMOBILE WRECKING YARD. "Automobile wrecking yard" means any premises devoted to automobile wrecking as the term is defined herein.

Section 214: AVERNEMENT. "Avernement" means that portion of a building between floor and ceiling which is partly below and partly above grade (as defined in Section 261), but so located that the vertical distance from floor to floor below is equal to the vertical distance from floor to ceiling in a basement, whether designed for or occupied for business or industrial purposes, or for dwelling purposes (recreational room or family room excepted) shall be considered a story.

Section 215: "Block" means any property abutting upon one side of a street between intersecting and intersecting streets, or between a street and railroad right of way, water way, terminal or dead-end street, or city boundary line. An intersecting street shall determine only the boundary of the block on the side of the street which is intersected.

Section 216: BOARD. "Board" means the Board of King County Commissioners.

Section 217: BOARDING HOUSE. "Boarding house" means the same as lodging house, but where meals (with or without lodging) are provided for compensation for more than ten (10) persons other than the family. Boarding house shall not include rest houses or convalescent houses.

Section 218: BOAT HOUSE, PRIVATE. "Private boat house" means an accessory building, or portion of building, which provides shelter and enclosure for a boat or boats owned and operated only by the occupants of the premises.

Section 219: BOAT HOUSE, PUBLIC. "Public boat house" means a boat house other than a private boat house, used for the care, repair or storage of boats, or where such boats are kept for remuneration, hire or sale.

Section 220: BUILDING, HAVING any structure having a roof, but excluding all forms of vehicles even though immobilized. When a use is required to be within a building or where special authority granted pursuant to this resolution is required, such a use shall be within an entirely enclosed building or the term "building" means one so designed and constructed that all exterior walls of the structure shall be solid from the ground to the roof line and shall contain no openings except for windows and doors which are designed so that they may be closed.

Section 221: BUILDING DEPARTMENT. "Building Department" means the King County Engineer's Office.

Section 222: BUILDING HEIGHT. "Building height" means the vertical distance from the grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitch or hip roof.

Section 223: BUILDING, MAIN. "Main building" means the principal building or other structure on a lot or building site designed or used to accommodate the primary use to which the premises are devoted; where a permissible use involves more than one (1) building or structure designed or used for the primary purpose, as in the case of group houses, each such permissible building or other structure on a lot or building site as defined by this resolution shall be considered as comprising a main building or structure.

Section 224: BUILDING SITE. "Building site" means a parcel of land assigned to a use, to a main building, or to a main building and its accessory buildings, together with all yards and open spaces required by this resolution, whether the area so devoted is comprised of one lot, a combination of lots, or combination of lots and fractions of lots.

Section 225: BUNGALOW COURT. "Bungalow court" means a group of three (3) or more detached one-story, one-family or two-family dwellings located upon a single lot or building site, together with all open spaces required by this resolution.

Section 226: BUSINESS OR COMMERCE. "Business" or "Commerce" means the purchase, selling, offering for sale, or other transaction involving the handling of disposition of any article, service, substance or commodity for livelihood or profit; or the management or occupancy of office buildings, offices, recreational or amusement structures or premises by persons rendering services.

Section 227: CAMPGROUND. "Campground" means any area or tract of land used or occupied to accommodate two (2) or more camping parties, including canoes, tents, camping trailers or other camping units.

Section 228: CATEGORY. "Category" means a broad generic group of types of use such as agriculture, residential, business, commercial, manufacturing and others, and which are further refined into classifications distinguished principally by
the degree of intensity of use.

Section 220: CELLAR. "Cellar" means that portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from the grade in the floor below is equal to or greater than the vertical distance from the grade to the ceiling next above it.

Section 221: CEMETARY. "Cemetery" means land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbaria, mausoleums, monument courts or other structures necessary for the purpose of maintaining the sanctuary or principal place of worship, and including accessory uses in the main building or in separate buildings or structures, including Sunday school classrooms, assembly rooms, kitchen, library, recreation hall, a one-family dwelling unit and residences on site for means and clergy, but excluding facilities for training of religious orders.

Section 222: CLASSIFICATION. "Classification" means a refined identification of uses which, either individually or as to type, are identified as possessing similar characteristics or performance standards and are permitted as compatible uses in a zone. A classification, as the term is employed in this resolution, includes provisions, conditions and requirements related to the permissible location or permitted uses.

Section 223: CLUB. "Club" means an association of persons for some common purpose, but not including groups organized primarily to render a service which is customarily carried on as a business.

Section 224: COMBUSTIBLE. "Combustible" means any mixture, substance or compound which will readily burn or be ignited by a spark or flame.

Section 225: COMMISSION. "Commission" means the King County Planning Commission.

Section 226: CONDITIONAL USE. "Conditional use" means a use permitted in one or more zones and classified as a use requiring a special use permit. Conditional use permits are not granted automatically and are subject to conditionality.

Section 227: CONFORMING BUILDING. "Conforming building" means:

(a) In the "R", "S" and "A" Zones, a building which is considered to be a residential building under the County Building Code, and other buildings designed to accommodate uses permitted in these zones which buildings also conform to the requirements of this resolution in the nature of use, height, yards and area requirements.

(b) In the "B" Zones, a building which is considered under the County Building Code as a building designed to accommodate uses permitted in the business zones.

Section 228: CONFORMING USE. "Conforming use" means an activity the nature and type of which is permitted in the zone in which the property upon which it is established is located.

Section 229: COUNTY. "County" means any portion of the interior of a lot or building site which is fully or partially surrounded by buildings or other structures and which is not a required yard or open space.

Section 230: DAILY. "Daily" means a facility where three (3) or more persons, three (3) or more heads, or any combination thereof are kept, milked or maintained.

Section 231: DAY NURSERY. "Day nursery" means any type of group day care providing child care for children of working mothers, nursery schools for children under minimum age for education in public schools, privately conducted kindergartens when not a part of a public or parochial school, and programs covering the welfare of public schools for children provided any such "day nursery" is licensed by the State or County and conducted in accordance with State and local requirements.

Section 232: DOCK. "Dock" means an open area devoted to the disposal of refuse, including incineration, reduction, or compounding of waste, garbage, combustible or non-

Section 233: DWELLING. "Dwelling" means a building designed exclusively for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels or motel units having any kitchen.

Section 234: DWELLING, GROUP. "Group dwelling" means more than two (2) separate buildings, each containing one (1) or more dwelling units.

Section 235: DWELLING, ONE-FAMILY. "One-family dwelling" means a detached building designed exclusively for occupancy by one family and containing one (1) dwelling unit.

Section 236: DWELLING, TWO-FAMILY. "Two-family dwelling" means a building designed exclusively for occupancy by two (2) families living independently of each other, and containing two (2) dwelling units.

Section 237: DWELLING, MULTIPLE. "Multiple dwelling" means a building designed exclusively for occupancy by three (3) or more families living independently of each other, and containing three (3) or more dwelling units.

Section 238: DWELLING UNIT. "Dwelling unit" means one or more rooms designed for or occupied by one family for living or sleeping purposes and containing kitchen facilities for use solely by that family. All rooms comprising a dwelling unit shall have means of access to other parts of the dwelling unit. A bachelor apartment constitutes a dwelling unit within the meaning of this resolution.

Section 239: EDUCATIONAL INSTITUTION. "Educational institution" means elementary, junior colleges, colleges or universities or other schools giving general academic instruction in the several branches of learning and study required by the Education Code of the State of Washington.
Section 248: "Entirely enclosed building or structure" means a building or structure so designed and constructed that all exterior walls of the building or structure shall be solid from the ground to the roof line and containing no openings except for windows and doors which are so designed that they may be closed.

Section 249: EQUIPMENT: HEAVY DUTY. "Heavy duty equipment" means high-capacity mechanical devices for moving earth or other materials, mobile power units, including, but not limited to, cranes, graders, loaders and unloading devices, cranes, drag lines, trench diggers, excavators, caterpillars, concrete mixers and conveyors, harvesters, choppers or other major agricultural equipment and similar devices operated by mechanical power as distinguished from manpower.

Section 250: ERECTED. "Erected" means the construction of any building or structure or the complete alteration of a building or structure the result of which would be to change the exterior walls or roof or to increase the square foot area of the interior of the building or structure.

Section 251: EXPLOSIVE. "Explosive" means any mixture, substance or compound having properties of such a character that alone, or in combination or continuity with other substances or compounds, may decompose suddenly and generate sufficient heat, gas or pressure to produce rapid flaming combustion or administer a destructive blow to surrounding objects.

Section 252: FAMILY. "Family" means an individual, or two (2) or more persons related by blood or marriage, or a group of not more than five (5) persons who are not related by blood or marriage, excluding servants, living together in a dwelling unit.

Section 253: FENCE. "Fence" means a masonry wall or a barrier composed of masonry, wood, wire, or a combination of masonry and wire for the purpose of enclosing space or separating parcels of land. The term "fence" does not include retaining walls.

Section 254: FIRE ESCAPE. "Fire escape" means an auxiliary facility for emergency escape from a building, as defined or designated by the King County Building Code.

Section 255: FIRST PERMITTED. The term "first permitted" refers to the first restriction or control used in a particular use as indicated in the permit.

Section 256: FLAMMABLE. "Flammable" means any mixture, substance, or compound which will emit a flammable vapor at a temperature of between eighty-nine (89) degrees Fahrenheit in a Tagliabue open cup tester; if a liquid, then one having a flash point below two hundred (200 degrees Fahrenheit) and having a vapor pressure not exceeding forty (40) pounds per square inch (2.80 bars) at one hundred (100) degrees Fahrenheit.

Section 257: FLOOR AREA. "Floor area" means the total floor area within the walls of all buildings on a lot or a building, except for the areas therein devoted to basements, courts and except for the area devoted exclusively to loading and unloading facilities and to parking of motor vehicles.

Section 258: vaccine. FAMILY DAY CARE HOME: A "vaccine-occupied space" occupied by a family who, for compensation or otherwise, and except for homes for not more than six (6) children as full-time residents as a part of the family as defined herein and which children are assigned by authorized public authorities.

Section 259: FAMILY DAY CARE HOME. "Family day care home" means a residence licensed by authorized public authorities, to be used for care for not more than six (6) children by the day, with or without compensation. A foster care home may be considered to include a day nursery conducted on a part-time basis, when such home is licensed by authorized public authorities, provided the number of children cared for at any one time shall not exceed six (6).

Section 260: GARAGE. "Garage" means an accessory building, or an accessory portion of the main building, occupied not less than three (3) sides and designed or used only for the shelter or storage of vehicles owned or operated only by the occupants of the main building or building.

Section 261: PUBLIC GARAGE. "Public garage" means a building other than a private garage, used for the care, repair or storage of automobiles, or where such vehicles are kept for rental or remuneration, hire or sale.

Section 262: GRADE. "Grade" means the average of the finished ground level at the center of all exterior walls of a building. In case walls are parallel and set within five (5) feet of a sidewalk, the sidewalk shall be considered the finished ground level.

Section 263: HOSPITAL. "Hospital" means an institution specializing in giving clinical services, emergency services of a medical or surgical nature to human patients and licensed by State Law to provide facilities and services in surgery, obstetrics and general medical practice, as distinguished from treatment of mental and nervous disorders, and alcoholism, but excluding surgical and post-operative treatment of mental cases.

Section 264: HOSPITAL, MENTAL (INCLUDING HOSPITAL FOR TREATMENT OF ALCOHOLICS). "Mental Hospital" means an institution licensed by State agencies under provisions of law to offer facilities, care and treatment for causes of mental and nervous disorders, and alcoholism. Establishments limiting services to juveniles below the age of fifteen (15) years, and establishments housing and caring for causes of cerebral palsy are not considered mental hospitals.

Section 265: HOSPITAL OR CLINIC, SMALL ANIMAL. "Small animal hospital or clinic" means an institution in which veterinary medical services, clipping, ear clipping, and neutering are rendered to dogs or cats and other small animals and domestic pets, but not including kennels.

Section 266: HOTEL. "Hotel" means a building in which there are six (6) or more persons living, or without meals, and ten or more living with or without meals is provided for compensation, and where no provision is made for cooking in any individual room or suite, and in which building may be included one (1) apartment for use of the resident manager, but shall not include jails, hospitals, asylums, retreats, orphanages, prisons, detention houses or similar buildings where human beings are housed or detained under legal restraint.
Section 267: JUNK DEALER. "Junk dealer" means and includes any person or enterprise having a fixed place of business in the County and engaged in conducting, managing, or carrying on the business, either wholesale or retail, of buying, selling or otherwise dealing in any old rags, sacks, bottles, cans, paper, metal, rubber or other articles commonly known as junk.

Section 268: JUNK YARD. "Junk yard" means any premises devoted wholly or in part to the storage, selling or otherwise handling of dealing in old rags, sacks, bottles, cans, paper, metal, rubber or other articles commonly known as junk.

Section 269: KENNEL. "Kennel" means a place where four (4) or more adult dogs or caged, confined or spurred cats, whether by owners of the dogs and cats are kept, weather by owners or not for compensation, but not including a small animal hospital or clinic. An adult dog or cat is one of either sex, altered or unaltered, that has reached the age of four (4) months.

Section 270: KITCHEN. "Kitchen" means any room or rooms, or portion of a room or rooms, used or intended or designed to be used for cooking or the preparation of food.

Section 271: LIGHTER USES (ANTITHESIS OF HEAVY USES). "Lighter uses" means those involving performance standards having less detrimental effect upon surrounding properties and uses in the area or other classifications than do uses first permitted in the next succeeding classification in terms of nuisance, hazard, generation of traffic and volume of traffic, both passenger and freight, and which uses make less demand upon public services such as electricity, gas, sewers and streets. Where residential uses are involved, the term "lighter uses" means permitted population density, possibly greater required yards, open spaces and floor area within dwellings than is permitted or required in the next succeeding residential classification.

Section 272: LIVESTOCK. "Livestock" means horses, bovines, swine, goats, sheep, yaks, donkeys and mules.

Section 273: LOADING SPACE. "Loading space" means an on-site space or berth on the vacant lot or site served, such space to serve for the temporary parking of a vehicle while loading or unloading merchandise, materials or passengers.

Section 274: LODGING HOUSE. "Lodging house" means a dwelling unit within which are not more than five (5) guest rooms devoted to accommodating not more than ten (10) persons other than members of the family, but wherein meals for guests shall be neither provided nor permitted. A lodging house containing guest rooms numbering six (6) or more shall be considered a hotel.

Section 275: LOT. "Lot" means a building site that is described by reference to a recorded plat, plat book, or map, by Section, Township and Range which an direct legal access to a street or has access to a street over an easement approved by the County.

Section 276: LOT AREA AND DIMENSIONS. (a) LOT AREA. "Lot area" means the total horizontal area within the boundary lines of a lot.

(b) LOT DEPTH. "Lot depth" means the horizontal length of a straight line drawn from the midpoint of the lot front line and at right angles to such line to its intersection with a line parallel to the lot front line and passing through the midpoint of the lot rear line. In the case of a lot having a curved lot front line, the lot front line, for purposes of this section shall be deemed to be a line tangent to the curve and parallel to a straight line connecting the points of intersection of the curves of the lot front line and the lot rear line.

(c) LOT WIDTH. "Lot width" means the horizontal distance between the lot side lines measured at right angles to the line comprising the depth of the lot at a point midway between the lot front line and the lot rear line.

Section 277: LOT LINES. (a) LOT FRONT LINE. "Lot front line" means, in the case of an interior lot, a line parallel with and on the street; in the case of a corner lot at the reverse corner lot, the lot front line shall be the line separating the narrowest street frontage of the lot from the street. In the case of corner lots or reverse corner lots, the equal street frontage shall be divided between the property line for the prolongation of which block shall be considered as the lot front line of such corner or reverse corner lot.

(b) LOT REAR LINE. "Lot rear line" means a lot line which is opposite and most distant from the lot front line. For the purpose of establishing the lot rear line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two (2) or more lines, the following shall apply:

(1) For a triangular or gnomon-shaped lot, a line then (10) feet in length within the lot and farthest removed from the lot front line and at right angles to the line comprising the depth of such lot shall be used as the lot rear line;

(2) In the case of a trapezoidal lot the rear line on which is not parallel to the lot front line, the lot rear line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the recorded lot rear line; or

(3) In the case of a triangular lot the rear boundary of which includes an angle formed by two lines, such angle shall be employed for determining the lot rear line in the same manner as prescribed for a triangular lot.

Section 278: LOT TYPES. (a) CORNER LOT. "Corner lot" means a lot situated at the intersection of two (2) or more streets on the street frontages of which lot form an angle not greater than one hundred twenty-eight (128) degrees, and not less than forty-five (45) degrees.

(b) INTERIOR LOT. "Interior lot" means a lot other than a corner lot or a reverse corner lot.

(c) KEY LOT. "Key lot" means the first lot to the rear of a reverse corner lot and whether or not separated by an alley.
(d) REVERSE CORNER LOT. "Reverse corner lot" means a corner lot the side street line of which is substantially a continuation of the lot front line of the lot upon which the rear of said corner lot abuts.

(2) THROUGH LOT. "Through lot" means a lot having frontage on two (2) streets, including a lot at the intersection of two streets when the street side of such lot forms an internal angle of less than forty-five (45) degrees. Corner lots and cul-de-sac corner lots defined in this resolution are not through lots.

(2f) TRANSITIONAL LOT. "Transitional lot" means a residentially-classified lot a side line of which forms a common boundary with contiguous property classified for either a higher density residential use or commercial or industrial uses.

Section 278: MEDICAL-DENTAL BUILDING OR BUILDINGS. "Medical-dental building or buildings" means a group of buildings designed for the use of one medical or dental group or organization occupied and used by physicians and dentists and others engaged professionally in such fields. This includes the State of Washington, including medical clinics; and including the installation and use of therapeutic equipment, X-ray equipment or laboratories, chemical, bio-chemical, and biological laboratories and any direct access to the medical-dental professions; dental laboratories including facilities for the mixing of dentures or prescription of medications limited to the retail dispensing of pharmaceuticals and sick-room supplies (but not room or orthopedic equipment or furniture) provided there shall be no exterior display windows or signs pertaining to such accessory uses other than a directory sign.

Section 280: MEDICAL-DENTAL CLINIC. "Medical-dental clinic" means an establishment for the treatment of patients and providing no overnight care for patients.

Section 281: HOTEL. "Hotel" means a group of attached or detached buildings containing individual sleeping units where a majority of such units open individually and directly to the outside, and where a garage is attached to or a parking space is conveniently located to each unit for the temporary use by automobile or van dwellers or transients, and such word shall include tourist courts, motor courts, automobile courts, automobile camps and motor lodges. A unit in a motel having kitchen facilities shall constitute a dwelling unit and shall be subject to all of the provisions and requirements of this resolution governing dwelling units for the zone in which the establishment is located, but never less than the requirements of the heaviest multiple-dwelling zone.

Section 282: NONCONFORMING BUILDING. "Nonconforming building" means a building or portion thereof, which was lawfully erected or altered and maintained but which, because of the application of this resolution to it, no longer conforms to the regulations of the zone in which it is located as defined by this resolution.

Section 283: NONCONFORMING USE. "Nonconforming use" means a use which was lawfully established and maintained but which, because of the application of this resolution to it, no longer conforms to the use regulations of the zone in which it is located as defined by this resolution.

Section 284: OPEN SPACE REQUIRED. "Required open space" means a portion of the area of a lot or building site, other than required yards, which area is required by this resolution. Open space shall be in the different classifications contained herein, to be attached between buildings, between buildings and between buildings and any portion of a property boundary line contiguous to a required front or side yard. Such open spaces, as in the case of required yards, are required to be free of buildings and structures and to remain open and unobstructed from the ground to the sky.

Section 285: OUTDOOR ADVERTISING DISPLAY. "Outdoor advertising display" means any card, paper, cloth, metal, glass, wooden or other display or device of any kind or substance, whether temporary or permanent, advertising purposes on the ground or on any tree, wall, fence, rock, structure or thing whatsoever.

Section 286: OUTDOOR ADVERTISING STRUCTURE. "Outdoor advertising structure" means a structure of any material erected or maintained for outdoor advertising purposes, upon which any outdoor advertising display is, or can be, placed.

Section 287: PARKING AREA, PRIVATE. "Private parking area" means an open area other than a street, alley or parking area as defined herein, whether publicly or privately owned, which is used for the parking of more than four (4) automobiles.

Section 288: PARKING SPACE. "Parking space" means an area accessible to vehicles, which area is provided, improved, maintained and used for the sole purpose of accommodating a motor vehicle.

Section 290: PASTURE. "Pasture" means an area enclosed within a fence or other physical barrier and which area is used for grazing or roaming of livestock.

Section 291: PERSON. "Person" means and includes an individual, firm, corporation, association, partnership, governmental agency or political subdivision.

Section 292: PET SHOP. "Pet shop" means an establishment dealing in buying and selling small animals and birds such as are customarily or occasionally harbored in domestic establishments as pets, such as fish, dogs, cats, parrots, canaries, and other song and non-song birds, hamsters and similar animals, but specifically excluding dangerous animals or dangerous or poisonous or constricting reptiles, provided no boarding or veterinarian services are rendered excepting cutting and clipping of dogs and cats.

Section 293: PRINCIPAL USE. "Principal use" means the primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are secondary.

Section 294: PROFESSIONAL OFFICES. "Professional offices" means offices maintained and used as a place of business conducted by persons engaged in the healing arts (excluding doctors and dentists) or engaged in professional care for patients in a hospital, and by engineers, attorneys, realtors, architects, accountants, and other persons providing services utilizing training in knowledge of the mental discipline and specialization in occupations requiring more skill or mental faculty in the handling of commodities.
Section 298: PUBLIC UTILITY. "Public utility" means a private business organization such as a public service corporation performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the services by either of which are paid for directly by the recipient thereof. Such services shall include, but are not limited to, water supply, electric power, gas and transportation for persons and freight.

Section 299: RECLASSIFICATION OF PROPERTY. "Reclassification of property" means a change in the classification of land upon the zoning map, which map is part of this resolution when adopted in the manner prescribed by law.

Section 300: RECLASSIFICATION OF USE. "Reclassification of use" means the amendment of the resolution, of a particular use to a different use classification than that in which the use was originally permitted.

Section 301: RECONSTRUCTION. "Reconstruction" means, unless otherwise stated, filled of a building with the Auditor of King County.

Section 302: RECREATIONAL AREA OR COMMUNITY Club HOUSE, NON-COMMERCIAL. "Recreational area or community club house, non-commercial" means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a non-profit club or organization whose membership is limited to the residents within the area.

Section 303: RECREATIONAL AREA, COMMERCIAL. "Commercial recreational area" means an area operated for profit and devoted to facilities and equipment for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses where the use of such area is limited to private membership or whether open to the public upon the payment of a fee.

Section 304: RECREATION ROOM, FAMILY ROOM, Playroom, or recreation room, "recreation room" means a room or area within a dwelling used for recreation or in a building accessory to a dwelling, designed, equipped or used as a recreation room, including but not limited to games, music, refreshments and facilities for serving, and similar general utility purposes, but which room shall not be used as a separate dwelling unit.

Section 305: RESIDENCE. "Residence" means a building or structure, or portion thereof, which is designed for and used to provide a place of abode for human beings, but not including hotels or motel units having no kitchens. The term "residence" includes the term "residential" as referring to the type of or intended use of a building or structure.

Section 306: REST HOME, CONVALESCENT HOME, GUEST HOME, HOME FOR THE AGED. "Rest home", "convalescent home", "guest home" and "home for the aged", means a boarding house but not restricted to any number of guests or guest rooms and the operator of which is licensed by the State or County to give special care and supervision to his or her charges, and in which nursing and other personal services are furnished to convalescents, invalids and aged persons, but in which homes are kept for persons suffering from a mental sickness, mental disease, disorder or ailment, or from a contagious or communicable disease, and in which homes are performed on jury, maternity, or other primary treatments such as are customarily provided in sanatoriums or hospitals, and in which no persons are kept or served who normally would be admitted to a mental hospital.

Section 307: RETAINING WALL. "Retaining wall" means any wall used to resist the lateral displacement of any material.

Section 308: ROOF. "Roof" means a structural covering over any portion of a building or structure, including the projections beyond the walls or supports of the building or structure. An open work covering shall not be considered a roof if the upper horizontal surface area of the component solid portions thereof measures on the horizontal axis do not exceed twenty percent (20%) of the area of the covering.

Section 309: SANITARIUM. "Sanitarium" means a hospital or hospital for the aged where patients are kept, and which specializes in giving clinical, temporary and emergency hospital service of a medical or surgical nature to human patients and licensed by State agencies under provisions of law to provide facilities and services in surgery, obstetrics and general medical practice as distinguished from treatment of mental and nervous disorders and alcoholics, but not excluding surgical and post surgical treatment of mental cases.

Section 310: SCHOOLS, ELEMENTARY, JUNIOR HIGH AND HIGH. "Elementary schools", "junior high schools" and "high schools" means institutions of learning offering instruction in the several branches of learning and study required by the Education Code of the State of Washington to be taught in the public and parochial schools.

Section 311: SECONDHAND STORES. "Secondhand store" means any retail establishment in which the principal portion of the goods, commodities or merchandise handled, offered for sale, or sold on the premises are secondhand. "Secondhand store shall not be considered as including antique stores or pawn shops.

Section 312: SERVICE STATION, AUTOMOBILE. "Automobile service station" means an occupancy which provides for:
(a) the servicing of motor vehicles and operations incidental thereto limited to the retail sale of petroleum products and automotive accessories; automatic washing by hand; washing of automobiles; tire changing and repairing (excluding recapping); battery service, charging and replacement, excluding repair and rebuilding; radiator cleaning and flushing, excluding steam cleaning and replacement and installation of accessories;
(b) the following operations if conducted within a building: lubrication of motor vehicles; brake servicing limited to servicing and replacement of brake shoes, wheel balancing; the testing, adjustment, and replacement or servicing of carburetors, collars, condensers, distributor caps, fan belts, filters, generators, points, rotors, sparkplugs, voltage regulators, water and fuel pumps, water houses and wiring.
Section 299.11: SIGN. "Sign" means any outdoor advertising display or outdoor advertising structure, or any indoor advertising display or structure designed and placed so as to be readable principally from the outside.

Section 299.12: STABLE, PRIVATE. "Private stable" means a detached accessory building on which livestock or other beasts of burden are kept, and which is so used as to be more than six (6) feet above grade, when such beasts of burden are kept, and in which a livestock is kept for hire, remuneration or sale.

Section 299.13: STABLE, PUBLIC. "Public stable" means a stable other than a private stable.

Section 299.14: STAND. "Stand" means a structure for the display and sale of products. A stand shall be a fixed structure within the structure itself.

Section 299.15: STORY. "Story" means that portion of a building included between the surface of any floor and the surface of the floor next above it, including the space between the floor and the ceiling next above it shall be considered a story. If the finished floor level directly above the basement or cellar is more than one (1) story above grade, or between the floor and the ceiling next above, it shall be considered a story.

Section 299.16: STREET. "Street" means a public or recorded thoroughfare which affords primary means of access to abutting property.

Section 299.17: STREET LINE. "Street line" means the boundary line between a street and the abutting property.

Section 299.18: STREET, SIDE. "Side street" means a street which is adjacent to a corner lot or reverse corner lot and which extends in the general direction of the line determining the depth of the corner or reverse corner lot.

Section 299.19: STRUCTURE. "Structure" means anything constructed in the ground, or anything erected which requires location on the ground or on the ground, or in the ground, in such manner that it cannot be removed without destroying the structure.

Section 299.20: STRUCTURAL ALTERATIONS. "Structural alterations" means any change in the supporting members of a building or structure, such as foundations, masonry bearing walls, columns, beams, floor or roof joists, girders, or otherwise being in such manner consistent with the exterior dimensions of the building or structure, or increase in floor space.

Section 299.21: THEATRE, DRIVE-IN. "Drive-in theatre" means an establishment to provide entertainment through projection of motion pictures on an outdoor screen for audiences whose seating accommodations are provided by their own motor vehicles parked in street space provided on the same site with the outdoor screen.

Section 299.22: TO PLACE. The word "to place" and any of its variants as applied to the streets and structures, includes maintaining, erecting, constructing, moving, painting, printing, paving, grading or otherwise maintaining, affixing or making visible in any manner whatsoever.

Section 299.23: TRAILER, AUTOMOBILE HOUSE. "Automobile house trailer" means a vehicle without motor power designed to be drawn by a motor vehicle and to be used for human habitation, including a mobile home, mobile home, or any self-propelled vehicle having a body designed for or converted to the same use as a house trailer.

Section 299.24: TRAILER, AUTOMOBILE COMMERCIAL. "Automobile commercial trailer" means a vehicle without motor power designed to be drawn by a motor vehicle and which trailer in use is to be used for carrying goods and property.

Section 299.25: TRAILER PARA, TRAILER COURT, MOBILE HOME PARK AND PUBLIC TRAILER CAMPS. "Trailer para", "trailer court", "mobile home park", "public trailer camp", or any tract of land used or designated to accommodate two (2) or more automobile house trailers.

Section 299.26: UNCLASSIFIED USE. "Unclassified use" means a use possessing characteristics of one or more uses and special form as to make impractical the classification of a zone as set forth in this resolution.

Section 299.27: UNCLASSIFIED USE PERMIT. "Unclassified use permit" means a limited authority granted by the County and the documented evidence thereof to locate at unclassified use at a particular location, and which limiting authority is required to apply or modify the controls stipulated in this resolution.

Section 299.28: UNLISTED USES. "Unlisted uses" means uses which are not specifically named as permitted in any use classification contained within this resolution.

Section 299.29: USE. "Use" means the nature of the occupancy, the type of activity, or the character and form of improvements to which land is devoted or may be devoted.

Section 299.30: VARIANCE. "Variance" means an adjustment in the application of the specific regulations of this resolution to a particular piece of property which property, because of special circumstances applicable to it, is deprived of privileges uniformly enjoyed by other properties in the same vicinity and zone and which adjustment remedies disparity in privileges.

Section 299.31: YARD. "Yard" means an open space other than a court on a lot and uncompounded from the ground upward unless specifically otherwise permitted in this resolution.

Section 299.32: YARDS, TYPES AND MEASUREMENTS. (a) FRONT YARD. "Front yard" means an area extending across the full width of the lot and lying between the lot front line and the line drawn parallel thereto, and at a distance therefrom equal to the required front yard depth as prescribed in this classification. Front yards shall be measured by a line at right angles to the front line.

(b) SIDE YARD. "Side yard" means an open area measured from the side line toward the center of the lot and extending from the rear line of the required front yard, or from the lot front line if there be no required front yard, toward the lot rear line to a point measuring two-thirds (2/3) of the depth of the lot, except that on the side street side of corner lots and reverse corner lots.
the required side yard shall extend to the rear line of the lot. The width of the side yard shall be measured horizontally from, and be parallel to the lot side line from which it is measured.

Section 299.33: YARD, REAR LINE OF REQUIRED FRONT. "Rear line of the required front yard" means a line parallel to the lot front line and at a distance therefrom equal to the depth of the required front yard, and extending across the full length of the lot.

Section 299.34: ZONE. "Zone" means an area accurately defined as to boundaries and location on an official map and within which area only certain types of land uses are permitted, and within which other types of land uses are excluded, as set forth in this resolution.

ARTICLE 3
ESTABLISHING OF USE CLASSIFICATIONS AND PROVIDING FOR PRECISELY IDENTIFYING BY MAP THOSE AREAS TO WHICH THE VARIOUS CLASSIFICATIONS ARE APPLIED.

Section 300: PURPOSE OF CLASSIFICATIONS. The basic purpose of this resolution is to classify uses and to regulate the location of such uses in such manner as to group as nearly as possible those uses which are actually compatible, and to protect each such group of uses from the intrusion of incompatible uses which would damage the security and stability of land improvements and which would also prevent the greatest practical convenience and service to the citizens of King County. It is also recognized that intrusion of uses in one zone upon uses in another lighter zone may also result from effects reaching across boundary lines separating contiguous zones due to noise, smoke, equipment, open air activity or other features. To further accomplish the goal of compatibility, varying degrees of regulations are established for certain uses in the various, or mixed classification areas in terms of the quality of land use adjoining such zones and the distance between the zone boundaries.

A further purpose of this resolution is to make it possible for King County to efficiently and economically plan, maintain and operate public service facilities, including streets, sewers, schools and other public buildings, so as to adequately and permanently meet the ultimate requirements as determined by the social, economic and environmental conditions of essential related facilities with particular reference to the movement of people and goods, including the traffic pattern and well-located and well-designed off-street parking areas, and, through the medium of zoning, to establish the geographical location and boundaries of the zones to which the different classifications will apply.

A further purpose of this resolution is to establish required minimum lot area, yards and open spaces as means of providing a suitable environment for living, business and industry, and to maintain reasonable population densities and reasonable intensities of land use, all for the general purpose of conserving public health, safety, morals, convenience and general welfare.

Section 301: NAMES OF CLASSIFICATIONS. In order to accomplish the purposes of this resolution, the following use classifications are established and regulations are set forth herein defining the permissible uses, the height and bulk of buildings, the area of yards and other open spaces, and the density of population, such classifications to be known as follows:

<table>
<thead>
<tr>
<th>Code</th>
<th>Classification</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>RS</td>
<td>SINGLE-FAMILY DWELLING</td>
<td>(3 AREA DISTRICTS ESTABLISHING LOT CLASSIFICATION; MINIMUM AREA OF 15,000, 9,800 AND 7,200 SQUARE FEET)</td>
</tr>
<tr>
<td>RD-1,600</td>
<td>TWO-FAMILY (DUPLEX) DWELLING CLASSIFICATION</td>
<td></td>
</tr>
<tr>
<td>RM-2,400</td>
<td>MEDIUM DENSITY MULTIPLE DWELLING CLASSIFICATION</td>
<td></td>
</tr>
<tr>
<td>RM-1,600</td>
<td>HIGH DENSITY MULTIPLE DWELLING CLASSIFICATION</td>
<td></td>
</tr>
<tr>
<td>RM-900</td>
<td>MAXIMUM DENSITY MULTIPLE DWELLING RESTRICTED SERVICE CLASSIFICATION</td>
<td></td>
</tr>
<tr>
<td>S-R</td>
<td>SUBURBAN RESIDENTIAL CLASSIFICATION</td>
<td></td>
</tr>
<tr>
<td>S-E</td>
<td>SUBURBAN ESTATE CLASSIFICATION</td>
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<tr>
<td>A</td>
<td>AGRICULTURAL CLASSIFICATION</td>
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<td>G</td>
<td>GENERAL CLASSIFICATION</td>
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<tr>
<td>B-N</td>
<td>NEIGHBORHOOD BUSINESS CLASSIFICATION</td>
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<tr>
<td>B-C</td>
<td>COMMUNITY BUSINESS CLASSIFICATION</td>
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<tr>
<td>C-G</td>
<td>GENERAL COMMERCIAL CLASSIFICATION</td>
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<tr>
<td>M-L</td>
<td>LIGHT MANUFACTURING CLASSIFICATION</td>
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<td>M-P</td>
<td>MANUFACTURING PARK CLASSIFICATION</td>
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<td>M-H</td>
<td>HEAVY MANUFACTURING CLASSIFICATION</td>
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<tr>
<td>F-R</td>
<td>FORESTRY AND RECREATION CLASSIFICATION</td>
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<tr>
<td>F-P</td>
<td>FLOOD PLAIN CLASSIFICATION</td>
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</tr>
<tr>
<td>Q-M</td>
<td>QUARRYING AND MINING CLASSIFICATION</td>
<td></td>
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</tbody>
</table>

Areas enclosed with a heavy dashed line on the zoning map indicate potential zones are provided in Sections 2305 and 2306.
Section 302: DEGREE OF RESTRICTIVENESS. In the different major categories of use classifications established by this resolution, the "A" category is considered the most restrictive and other major categories are less restrictive in the following sequence: "G", "M", "C", "W", "H" and "K". Although the elements of required lot size, etc. are involved in varying degrees in determining the position of uses in the scale of restrictiveness, the characteristics of uses as set forth in the various individual classifications are the primary criteria. Therefore, in applying these determinations, and even though the required minimum lot area and open space are involved, the classification is considered to be the most restrictive when the value of the use in the respective classification is higher than those required in the "A" category. The uses permitted in the "B" and "A" categories of classifications are considered restrictive than those that have been classified in the "K" category. In the "K", "C" and "W" categories of classifications the uses permitted actually determine the sequence of restrictiveness. To further distinguish the degree of restrictiveness in the various major categories of classifications, the sequence is as follows:

In the "A" classifications, that classification which establishes the lowest population density requires the highest standards of lot area, yards and open spaces is considered to be the most restrictive, and the uses permitted to be the lightest and most restrictive. The "B" classifications and the uses permitted therein are considered to be the lightest and most restrictive, and in classification there is a further distinction in terms of required minimum lot area and open spaces. The general degree of restrictiveness in the following sequence - "K", "W", "C", "M", "C", and the numeral suffix referring to the required minimum lot areas. The general population density permitted by classification, the uses permitted to be heavier and more restrictive in the following sequence - "K", "W", "C", "M", "A", and the numeral suffix referring to the required minimum lot area per dwelling unit.

In the "K", "W", and "C" classifications that classification which establishes the most stringent performance standards is considered to be the lightest and most restrictive, and the uses permitted in such classification are considered to be the lightest and most restrictive in the business use. In the commercial classifications, the uses permitted therein are the lightest and most restricted, and the classifications become heavier and less restrictive in the following sequence - "K", "W", "C", and "M".

In the "M", classifications the M-L classification and the uses permitted therein are considered to be the lightest and most restricted. The M-L classification is in the same as the W-L classification but by reason of more stringent performance standards is considered more restrictive than the K-L classification.

Section 303: PARTS OF ZONING MAP. The location and boundaries of the various zones as defined herein are such as are shown and delineated on the zoning map or maps thereof adopted under this resolution, the zoning map adopted under this resolution or in zoning maps adopted under Resolution No. 1961 shall be adopted as in effect on June 1, 1961 and shall be hereby regulated by Section 302 of Resolution No. 1961.

Section 304: DIVISION OF ZONING MAP. The zoning map may, for convenience be divided into any and each part part, to be subdivided into units, and such parts and units may be separately employed for identification purposes when adopting or amending the zoning map or for any official reference to the zoning map.

Section 305: PARTS OF THE ZONING MAP. For purposes of referring to the provisions of this resolution, and particularly R.C.W. 36.70.30, the provisions of the zoning map as set forth in Section 304 herein the "parts" of the zoning map to be referred to are declared to be as hereinafter defined to be the west part of the eastern part, as the case may be, of the sections in the various townships and ranges as established by the United States Geodetic Surveys.

Section 306: CHANGES IN BOUNDARIES. Changes in the boundaries of the zones shall be made by resolution, adopting an amended zoning map, or part of said map, or part of said zoning map, and when so adopted said amended maps, or parts or parts of parts, shall become a part of this resolution.

Section 307: UNCERTAINTY OF BOUNDARIES. Where uncertainty exists as to the boundaries of any zone shown upon the zoning map or any part or unit thereof, the following rules shall apply:

1. Where such boundaries are indicated as approximately following street or alley lines or lot lines, such lines shall be construed to be such boundaries.

2. In the case of unincorporated property, and where a zone boundary does not intersect such property, the portion of such boundary, unless the same is indicated by dimensions, shall be determined by use of the scale appearing on the zoning map.

3. Where a public street or alley is officially vacated or abandoned, the area comprising such vacated street or alley shall acquire the classification of the property to which it returns.

4. Where a lot subdivided and recorded subsequent to the zoning of the area in which it is located becomes so placed that it is usually dissected longitudinally by the boundary lines of different zones or area districts, the zone or smallest area district boundary shall be considered as following the lot line of the boundary line of the lot wholly in that zone or area district which applies to the major portion of the lot.

5. Where property abuts a lake, river or body of water, the use classifications are conditioned by the inner harbor line and where such harbor line exists, a line which the Army Engineers would define on the line of navigability.
(6) Where a lot is equally bisected longitudinally by a zone or area district boundary line, the total lot shall acquire the most restrictive use classification and the highest area requirement of the two zone classifications or area districts involved.

(7) Where a lot is bisected by the boundary line between two zones or area districts and such boundary line parallels or approximately parallels the street or road on which such lots are located, the total area of such bisected lot shall acquire the same zone classification or area district requirement as the front portion of the lot. This provision shall not apply to through lots.

ARTICLE 4

RS - SINGLE-FAMILY DwELLING CLASSIFICATION

Section 400: PURPOSE OF CLASSIFICATION. The principal objective and purpose to be served by this classification and its application is to create a living environment of the highest standards for single-family dwellings. Other related uses contributing directly to a complete living environment are considered compatible and therefore permitted. A further related consideration is to make it possible to use efficiently and economically design, install and maintain all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use.

Section 401: PERMITTED USES. In an RS zone the following uses only are permitted and are hereinafter specifically provided and allowed by this Article, subject to the off-street parking requirements and the general provisions and exceptions set forth in this resolution beginning with Article 25.

(1) A one-family dwelling;

(2) Accessory buildings and uses including, but not limited to, the following:

(a) accessory living quarters;

(b) private garages designed to accommodate not more than four cars;

(c) small animals (household pets) not to exceed three (3) in any combination thereof, when kept on the same lot as the residence of the owners of such pets;

(d) lodgers limited to two (2);

(e) private docks and mooring facilities and a private boat house or hanger for the sole use and occupancy of the premises to accommodate private non-commercial pleasure craft. Boat houses, hangars, docks and moorings shall be accessory to the primary use on the property to which they are contiguous, provided:

(i) no part of the boat house or hanger shall extend more than sixteen (16) feet above the mean high water level;

(ii) any structure shall not be located closer to a property line than one hundred thousand (1,000) square feet; and

(iii) the total area of covered moorages, boat houses or hangars shall not exceed one thousand (1,000) square feet;

(f) covered structures shall not be located within the mean high water level.

(3) the total area of covered moorages, boat houses or hangars shall not exceed one thousand (1,000) square feet;

(4) covered structures shall not be located within the mean high water level.

(5) such structures shall not have a width greater than fifty percent (50%) of the width of the lot at the natural shoreline which it is located;

(6) any boat using such moorage shall not be used as a place of residence when moored;

(7) a swimming pool and other recreational facilities for the sole use of occupants of premises and their guests;

(8) a greenhouse, private and non-commercial, for propagation and culture only and no sales from the premises shall be permitted;

(9) a radio tower, amateur;

(10) small animals (household pets) not to exceed three (3) in any combination thereof, when kept on the same lot as the residence of the owners of such pets;

(11) greenhouses, private and non-commercial, for propagation and culture only and no sales from the premises shall be permitted;

(12) a radio tower, amateur;

(13) swimming pools and other recreational facilities for the sole use of occupants of premises and their guests;

(14) a greenhouse, private and non-commercial, for propagation and culture only and no sales from the premises shall be permitted.

(15) no boat sales, service, repair, boat charter or rental shall be permitted on the premises;
(b) the deck of any pier shall be no more than five (5) feet above high water level;
(c) on-shore toilet facilities shall be provided;
(d) boats using such moorage facilities shall not be used as a place of residence;
(e) no overhead wiring shall be permitted on piers or floats except within covered moorage structures;
(f) all covered structures over water shall be at least forty (40) feet long, thirty (30) feet wide and be at least forty (40) feet apart when placed side by side; when constructed in a series, the space between boat or float side to side shall be at least fifteen (15) feet apart;
(g) no covered structures over water shall be permitted to extend out from shore a distance greater than fifty percent (50%) of the maximum permitted distance from shore of a pier on subject premises, but in no case a distance of more than three hundred (300) feet from shore, unless the outer line of the property is less than two hundred (200) feet from shore, a covered structure may be permitted to extend to the outer property line;
(h) no pier, including finger piers, shall occupy more than ten percent (10%) of the water area of any lot upon which same is built, nor shall the total area of covered structures over water occupy more than twenty percent (20%) of the water area of such lot;
(i) all covered structures over water under one ownership shall be built in a uniform manner and design and no point in the roof of such structure shall be higher than sixteen (16) feet above high water level in fresh water and no floating moorage located in fresh or tidal water shall have a structure higher than sixteen (16) feet from the water line;
(j) the roofs of covered moorage shall contain no more than seventy-two (72) square feet in area in any one unit and such roofs shall not be supported directly by extended piles;
(a) side walls on covered structures shall not exceed thirty (30) percent (30%) of the area of any three sides and shall be of rigid or semi-rigid material and shall cover from external view all roof bracing.
(5) Cemeteries which were legally in existence prior to the effective date of the adoption of this resolution.
(b) Churches, providing the following conditions are conformed to:
(a) all buildings and structures on the site shall not cover more than forty percent (40%) of the area of the site;
(b) the depth of the required front yard shall be the same as that required for the area district in which the site is located as identified on the zoning map;
(c) buildings and structures on the site shall not be closer than thirty (30) feet to any property line which is a common property line with "R", "S" or "A" classified property, except that a detached one-family dwelling on such site need conform only to the yard requirements and required distance between buildings as prescribed by the area district in which the site is located;
(d) the height limit of the area district in which the site is located shall apply, except that the height shall be measured to the mean height of the roof;
(e) on interior lots the required side yards may be used to provide off-street parking areas and on corner lots the side yard may be similarly used. Under circumstances may the required front yard or the side yard on the side street be used for off-street parking;
(F) where area devoted to off-street parking are contiguous to residentially classified property, then on such residentially classified property there shall be erected and maintained a solid wall or view-obscuring fence or hedge not less than five (5) feet nor more than six (6) feet in height, and such walls or fences may be built progressively as the parking facilities are installed;
(g) all lights provided to illuminate any parking area or building on such site shall be so arranged as to direct the light away from any adjacent premises;
(h) church sites shall be and be accessible from at least one public street having two moving traffic lanes and a dedicated width that will permit not less than a thirty six (36) foot roadway;
(i) the following signs only are permitted:
(1) one sign area, lighted or unlighted, on the outside wall of the main building and parallel thereto, having an area not greater than forty (40) square feet;
(2) a detached sign having dimensions totaling not more than twenty (20) square feet and on which both faces may be utilized, such sign being securely mounted on the building and the top of which sign shall not be more than six (6) feet above the natural level of the ground upon which it rests. On corner and reverse corner lots one such sign may be placed facing each street.
(3) For purposes of determining conformity to the foregoing conditions and the parking requirements, a plot plan showing ultimate location and use of all buildings, location of signs, location and amount of off-street parking areas, location and adequate distance from parking areas, landscaping and streets to-scale showing the building elevations and floor space to be devoted to heating or assembly purposes, shall be filed with and approved by the Building Department prior to the issuance of any permit and thereafter the issuance of building permits shall be governed by and conform to the approved plot plan. If, later, a modified plot plan is submitted, the modified plan shall concur to the conditions and requirements of this resolution or any amendments in effect at the time the modified plan is submitted.
(7) Nursery schools, when located on the same site with public or private schools or churches,
(8) Foster care home, twenty-four (24) hours,
(9) Golf courses, private or public, including clubhouse, accessory driving range, pitch and putt courses, provided:
(a) any building or structure shall maintain a distance of not less than fifty (50) feet from any exterior boundary line which is a common property line with "R", "G", or "A" classified property or from any street boundary line;
(b) any service area, any side of which constitutes a common property line with "R", "G", or "A" classified property shall be screened from such property line by the erection and maintenance of a solid wall or wire mesh screen or by the use of hedges or fences not less than five (5) or more than six (6) feet in height;
(c) no required yard or open space on the premises may be used to provide parking space for cars or vehicles;
(d) where property devoted to these purposes is shaded by a street, then on any street property line, no entrance-exit facilities for automobiles shall be located closer than one hundred (100) feet to a street intersection.

(10) Libraries (publicly-operated).

(11) Parks, publicly-owned and operated, provided:

(a) no blocks or structures are permitted if the site is less than ten (10) acres, and no public amusement devices for hire are permitted;
(b) any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located;
(c) any building or structure or service yard on the site shall maintain a distance not less than fifty (50) feet from any property line that is a common property line with "R", "G", or "A" classified property and from a public street.

(12) Public utility facilities

(a) public utility facilities permitted by Section 2315 shall in no way be affected by this section;
(b) public utility facilities necessary for the transmission and distribution of services for the area where the facilities are located underground below the natural grade of the surface property line, that surface property lines and meters devices less than five (5) feet in height provide service and under-ground services are permitted above ground;
(c) public utility facilities, such as telephone exchanges, sewage or water pumping stations, electrical distribution substations, water storage reservoirs or tanks necessary for the distribution of services, including all auxiliary microwave transmission facilities and towers, shall be placed above ground, but not including business offices, warehousing, storage buildings or yards, service yards, sewage treatment plants or bulk gas storage or the like, subject to the following minimum standards:

(1) any equipment or structure except architectural screens and fences shall observe a distance of one (1) foot for each one (1) foot the equipment or structure rises above the grade but in no case less than twenty (20) feet from any property line that is a common property line with a street, alley, or with "R", "G", or "G" classified property;
(2) when security fences are used, they shall be supplemented with base plantings of evergreens shrubs, or trees. Climbing evergreen material on the fence or wooden slats woven into the fence so as to minimize the character of such fences;
(3) an appropriate area surrounding the installation shall be landscaped and maintained with paving, shrubs and ground cover consistent with surrounding residential standards;
(4) when the facility includes bulky structures such as water towers or standpipes, the landscaping shall include trees either natural or planted of such size as will partially obscure and effectively break up the massive appearance of such structures;
(5) landscaping shall be planted according to accepted practice in good soil and maintained in good condition at all times. Landscaping shall be planted as a yard improvement or before the completion of the first structure or within a reasonable time thereafter considering weather and planting conditions;
(6) the permissible sound level measured at any common property line with "R", "G", or "A" classified property shall normally not exceed sixty (60) decibels when measured at the 400 db scale by a sound level meter meeting American Standard Association Standards;
(7) site plans, elevation and landscape plans shall be submitted and approved by the Building Department prior to the issuance of a building permit. The Building Department may require the posting of a surety bond guaranteeing to the county the installation and improvement of the site in accordance with the approved landscape plans and landscape plans in an amount estimated to be equal to the cost of such screening and landscaping.

(13) Recreational facilities, community and non-commercial, including club house facilities, subject to the issuance of a conditional use permit, provided the following minimum conditions are conformed to:

(a) any solid wall or wire mesh fence or hedge not less than five (5) feet nor more than six (6) feet in height shall be erected and maintained on any exterior property line which is a common property line with "R", "G", or "A" classified property, except that on any portion of the common property line constituting the depth of the yard measured from the adjoining "R", "G", or "A" classified property, such wall, fence or hedge shall be not less than thirty-six (36) inches nor more than forty-two (42) inches in height. Wherever a six (6) foot wall, fence or hedge is provided, openings or mesh screens may be erected to heights greater than six (6) feet where needed for protective purposes;
(b) any building or structure on the site shall maintain a distance not less than twenty (20) feet from any abutting "R", "G", or "A" classified property;
(c) any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located;
(d) the site shall be located upon, or have adequate access to a public thoroughfare.

(14) Schools, elementary, junior high and high and Junior Colleges, public or parochial, provided the following conditions are conformed to:

(a) no less than the following minimum site areas shall be provided:
   (1) for Elementary Schools 2 acres
   (2) for Junior High Schools 10 acres
   (3) for Senior High Schools 13 acres
   (4) for Junior Colleges 26 acres
b) any buildings or structures on the site shall maintain all yards required in the area district in which the site is located as identified on the zoning map;  
(c) all buildings and structures shall maintain a distance not less than thirty (30) feet from any property line that is a common property line with "R", "B", or "A", classified property;  
(d) all buildings, including accessory buildings and structures, shall not cover more than forty percent (40%) of the area of the site.  
(15) Site improvements (except as provided for churches)  
(a)-use plates not exceeding two (2) square feet in area containing the name of the occupant of the premises;  
(b) one (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale, lease, or hire of only the particular building, property or premises upon which displayed;  
(c) one (1) unlighted identification sign not more than twelve (12) square feet in area provided such sign shall not extend into any required yard or open spaces on the lot or site.  
(16) Uses on Transitional Lots.  
A two-family dwelling when the lot or building site upon which it is located has a side line abutting a lot or lots classified for RM-2400, RM-1800, RM-900, "H", "C", or "W" purposes, whether or not an alley intervenes, in no case shall the property used for such two-family dwelling consist of more than one (1) lot or exceed a width of ninety (90) feet, whichever is the least, nor be used to a depth greater than the extent to which the side property line in common with property classified for such heavy use.  
(17) Planned Unit Development as provided in Article 27.  
(18) Unzoned Uses as provided in Article 22.  
Section 402: Area of Dwelling Unit. The area per dwelling unit shall be no less than the minimum area of a lot as required for the area district in which the property is located, or more than the following areas of such lots may be credited in determining the average lot area:  
(1) In RS-15,000 - 12,000 square feet of lot area;  
(2) In RS-9600 - 7,200 square feet of lot area;  
(3) In RS-7200 - 6,400 square feet of lot area;  
and providing further that for lots containing more than the minimum lot area required for the area district in which the property is located, or more than the following areas of such lots may be credited in determining the average lot area:  
(1) In RS-15,000 - 12,000 square feet of lot area;  
(2) In RS-9600 - 7,200 square feet of lot area;  
(3) In RS-7200 - 6,400 square feet of lot area.  
Section 404: Lot Width. Every lot in an RS zone shall maintain a width of not less than the following:  
(1) the minimum width of a lot in an area designated as RS-15,000 . . . eighty (80) feet;  
(2) the minimum width of a lot in an area designated as RS-9600 . . . seventy (70) feet;  
(3) the minimum width of a lot in an area designated as RS-7200 . . . sixty (60) feet.  
Section 405: FRONT YARD. Every lot in an RS zone shall have front yards with a depth of not less than twenty (20) feet except on lots and transitional lots, this depth may be required to fifteen (15) feet.  
Section 406: SIDE YARDS. In an RS zone every lot shall have side yard on each side of the lot which side yard shall have a width of not less than fifteen (15) feet.  
Section 407: HEIGHT. In an RS zone no residential building or structure shall exceed a height of thirty (30) feet. Any other building or structure may exceed such height limit provided each required side yard and open space is increased one (1) additional foot in width for each additional foot in height such building or structure exceeds thirty (30) feet, and provided further that a site occupied by a building or structure greater than thirty (30) feet shall have no property alienated from such site which would reduce the yards and open spaces required or
provided to compensate for the greater height, nor which would reduce the total required minimum area of the site upon which the parcel lot coverage was based. In no case, however, may a building or structure exceed a height of fifty (50) feet, except for church steeples and the like as provided in Section 2402. If a parcel contains an area two (2) or more times, or not more than four (4) times, the minimum required lot area for the area district, in which the property is located, is identified on the zoning map, then the portion of the parcel committed to the building site, including the additional yards and open spaces provided to compensate for the greater height of buildings, shall be accurately defined as a separate lot by means set forth in the subdivision code for platting or dividing property.

Section 402: PERMISSIBLE LOT COVERAGE. Except as otherwise provided for schools and churches, accessory buildings or structures, including accessory buildings and structures but not including any open areas used to provide parking spaces or private swimming pools, shall not cover more than thirty-five percent (35%) of the area of the lot. In the case of churches and schools the limitation of lot coverage shall pertain to buildings and structures only, and does not include open-air parking areas.

Section 409: PLACEMENT OF BUILDINGS AND STRUCTURES. Placement of buildings and structures on any lot in an R5 zone shall conform to the following:

1. INTERIOR LOTS,
   a. Any building or accessory living quarters shall observe a distance from any lot side line and the rear property line of five (5) feet;
   b. The distance between a building containing a dwelling unit or accessory living quarters and any other building or lot on the same lot shall be not less than ten (10) feet;
   c. On the rear third of a lot accessory buildings not containing accessory living quarters may be built to the rear lot line, provided they are not more than ten (10) feet and the lot rear line shall be free and clear of buildings, provided further if the lot rear is upon an alley, a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.

2. (A) ALLEY, CORNER LOTS AND REVERSE CORNER LOTS.
   a. Any building containing a dwelling unit or accessory living quarters shall observe a distance from any lot side line and the lot rear line of five (5) feet.
   b. The distance between a building containing a dwelling unit or accessory living quarters and any other building on the same lot shall be not less than ten (10) feet.
   c. On the rear third of a corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line and the lot rear line, provided if the lot rear is upon an alley, a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.
   d. On the rear third of a reverse corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line, but no building shall be erected closer to the lot rear line than five (5) feet unless an alley intervenes, in which case accessory buildings may be built to the rear line unless the accessory building be a garage with a vehicular entrance directly from the alley, in which case such building shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.
   e. In all cases the width of the required side yard on the side street side shall be observed.

ARTICLE 5

R-5 - 3,600 - TWO-FAMILY (Duplex) DWELLING CLASSIFICATION

Section 500: PURPOSE OF CLASSIFICATION. The principal objective and purpose to be served by this classification and its application is to permit a limited increase in population in those areas in which this classification applies by permitting two (2) dwelling units on a minimum sized lot while, at the same time, by means of the standards and requirements set forth herein, maintaining a desirable family living environment, lot area and yards and open spaces. It is related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently serve the number of dwelling units resulting from a defined intensity of land-use.

Section 501: PERMITTED USES. In an R-5-3600 zone only the following uses are permitted and as hereinafter specifically provided and allowed by this Article, subject to the off-site parking requirements and the general provisions and exceptions set forth in this resolution beginning with Article 23.

1. Any use permitted in an R5 zone, provided all such uses shall conform to the conditions set forth in the R5 classification, except that for dwellings the yards and open spaces required by this classification shall apply.

2. Day nurseries, provided the following conditions are conformed to:
   a. Such use shall be conducted in a dwelling;
   b. Not more than fifteen (15) children shall be cared for at any one time;
   c. No required side yard or front yard may be used to provide a play yard or accommodate play equipment;
   d. If more than six (6) children are cared for at any one time, the permitted lot coverage by buildings on the premises shall not exceed thirty-five percent (35%) of the area of the lot;
   e. Shaw more than six (6) children are cared for at any one time, all buildings and structures on the lot shall maintain a distance of not less than twenty (20) feet from any property line that is a common property line with "R" classified property.

3. Accessory buildings, structures or a two-family dwelling. If only a single-family dwelling exists on a lot on the effective date of this resolution, any additional dwelling unit shall be attached to and made a part of the building containing the existing dwelling unit.
   a. Accessory buildings, structures and use, including but not limited to the following:
      (1) Accessory buildings, structures and uses as set forth in the R5 classification, and under the same conditions set forth in this Article, except that where more than one (1) dwelling unit is involved private garage shall be limited to accommodating not more than two (2) cars for each dwelling unit, and an accessory boat house or hangar shall be limited to accommodating not more than one (1) private non-commercial pleasure craft for each dwelling unit on the premises;
(b) If only a single-family dwelling exists on the lot, not more than four (4) lodgers are permitted. If two (2) dwelling units exist on the lot, then not to exceed two (2) lodgers per dwelling unit are permitted.

(5) Sign, as follows:

(a) Name plates not exceeding two (2) square feet in area containing the name of the occupant of the premises;

(b) one (1) unlighted sign not exceeding six (6) square feet in area

containing only to the sale, lease or hire of only the particular building, property or premises upon which displayed;

(c) one (1) unlighted identification sign not more than twelve (12)

square feet in area, provided such sign shall not extend into any required yard or open space on the lot or site.

(6) Use on transitional lots— one (1) dwelling unit for each two thousand four hundred (4,000) square feet of lot area when the lot or building site is zoned in the RF-II zone, or when such units are located has a side line abutting a lot or lots classified for R-2000, R-3000, B, C or M purposes whether or not an alley intervenes, but in no case shall the square footage used for such transitional use consist of more than one (1) nor be more than ninety (90) feet in width, whichever is the least or be used to a depth greater than the extent to which the lot property line is common with property classified for such heavier uses.

(7) Planned Unit Developments as provided in Article 27.

(8) Unclassified Use as provided in Article 22.

Section 502: The minimum required area of a lot in an RD-3600 zone shall be seven thousand two hundred (7,200) square feet, provided that in a multiple lot subdivision approved subsequent to the effective date of this resolution the minimum lot area shall have been net if the average lot area is not less than seven thousand two hundred (7,200) square feet. In computing the average square foot area of lots in a subdivision not more than twenty percent (20%) of the number of lots may be computed less than seven thousand two hundred (7,200) square feet and in no case shall a lot contain less than seven thousand four hundred (7,400) square feet of area. For lots containing more than seven thousand two hundred (7,200) square feet of area, at least eight thousand (8,000) square feet of area may be credited in determining the average.

Section 503: LOT AREA PER DWELLING UNIT. In an RD-3600 zone the lot area per dwelling unit shall be no less than three thousand six hundred (3,600) square feet. In multiple lot subdivisions approved subsequent to the effective date of this resolution where lots contain an area less than seven thousand two hundred (7,200) square feet, there shall be four thousand (4,000) square feet of lot area per dwelling unit shall be one-half (1/2) of the area of the lot. In the case of a permitted transitional use the lot per dwelling unit shall be not less than two thousand four hundred (2,400) square feet.

Section 504: LOT WIDTH. Every lot in an RD-3600 zone shall have a width of not less than sixty (60) feet.

Section 505: FRONT YARD. Every lot in an RD-3600 zone shall have a front yard with a depth of not less than twenty (20) feet except on any lots and transitional lots this depth may be reduced to fifteen (15) feet.

Section 506: SIDE YARD. In an RD-3600 zone every lot shall have a side yard on each side of the lot which side yard shall have a width of not less than five (5) feet.

Section 507: HEIGHT. In an RD-3600 zone no residential building or structure shall exceed forty (40) feet in height. Any other building or structure may exceed such height provided each required side yard and open space is increased one (1) additional foot in width for each additional foot in height such building or structure may exceed forty (40) feet, and provided further that a site occupied by a building or structure having a height greater than thirty (30) feet shall have no property alienated from such site which would reduce the yards and open spaces required to compensate for the greater height, as which would cause the total required minimum area of the site upon which the permitted lot coverage was based. In no case, however, may a building or structure exceed a height of fifty (50) feet except on corner lots. Ordinarily, a building or structure shall not exceed the height of fifty (50) feet except on corner lots. Ordinarily, a building or structure shall not exceed the height of fifty (50) feet except on corner lots. Ordinarily, a building or structure shall not exceed the height of fifty (50) feet except on corner lots. Ordinarily, a building or structure shall not exceed the height of fifty (50) feet except on corner lots. Ordinarily, a building or structure shall not exceed the height of fifty (50) feet except on corner lots. Ordinarily, a building or structure shall not exceed the height of fifty (50) feet except on corner lots.

Section 508: PERMISSIBLE LOT COVERAGE. Except for churches and schools which shall conform to the lot coverage limitations set forth for each in the RS classification, all buildings, including accessory buildings and structures but not including any accessory space and parking area, and private swimming pools on residential lots, shall not cover more than thirty-five percent (35%) of the area of the lot. In the case of a permitted transitional use, the maximum permitted lot coverage shall be thirty percent (30%) of the area of the lot.

Section 509: PLACEMENT OF BUILDINGS. Placement of buildings on any lot shall conform to the following:

(1) INTERIOR LOTS.

(a) Any building containing one or more dwelling units or accessory living quarters shall observe a distance of not less than five (5) feet from any lot side line and the rear property line;

(b) the distance between a building containing one or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than ten (10) feet;

(c) on the rear third of a lot accessory building not containing accessory living quarters may be built to the lot side lines and the lot rear line, provided not less than ten (10) feet of the lot rear line shall be free and clear of any building provided further, if the lot rear lines upon an alley, a garage or other vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.

(2) CORNER LOTS AND REVERSE CORNER LOTS.

(a) Any building containing one or more dwelling units or accessory living quarters shall observe a distance of not less than five (5) feet from any lot side line and the lot rear line;

(b) the distance between a building containing one or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than ten (10) feet;

(c) on the rear third of a corner lot accessory buildings not containing
accessory living quarters may be built to the lot interior side line and the lot rear line, provided if the lot rears upon an alley a garage with a vehicular entrance from the alley shall maintain a distance not less than fifteen (15) feet from the center line of such alley.

(d) On the rear third of a reverse corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line, but no building shall be located nearer to the lot rear line than five (5) feet unless an alley intervenes, in which case accessory buildings may be built to the lot rear line unless the accessory building be a garage with a vehicular entrance directly from the alley in which case such building shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.

(e) In all cases the width of the required side yard on the side street shall be observed.

ARTICLE 6

RM-2,400 MEDIUM DENSITY MULTIPLE DWELLING CLASSIFICATION

Section 600: PURPOSE OF CLASSIFICATION. The principal objective and purpose to be served by this classification and its application is to establish areas permitting a greater population density than is allowed in more restrictive classifications and at the same time maintain a residential environment consistent with such greater population density. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land-use.

Section 601: PERMITTED USES. In an RM-2,400 zone only the following uses are permitted and shall be hereafter specifically provided and allowed by this Article subject to the off-street parking requirements and the general provisions and exceptions set forth in this resolution beginning with Article 23.

(1) Dwellings permitted in the RM-2,400 classification provided all such uses shall conform to the conditions set forth in the classification in which they are first permitted, except that for dwellings, the open spaces and lot coverage established by this classification shall apply.

(2) Multiple dwelling units;

(3) Day nurseries, provided:

(a) Such use shall be conducted in a dwelling;

(b) Any play yard or play equipment shall not be located in any required side or front yard;

(c) If more than six (6) children are cared for at any one time, all buildings and structures on the lot shall maintain a distance of not less than twenty (20) feet from any property line that is a common property line with "M" classified property;

(4) Accessory uses, buildings and structures as set forth in the RS and R0-3,600 classification and subject to conditions set forth for each thereof;

(5) Signs as follows:

(a) Name plates not exceeding two (2) square feet in area containing the name of the occupant of the premises;

(b) One (1) identification sign not exceeding twelve (12) square feet in area, provided such sign shall not extend into any required yard or open space on the lot or site;

(c) One (1) unlighted sign not exceeding six (6) square feet in area pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed;

(6) Uses on transitional lots - one (1) dwelling unit for each eighteen hundred (1800) square feet of lot area, in a subdivision not more than twenty-five (25%) of the number of lots may contain an area less than seven thousand two hundred (7,200) square feet in area, not more than seven thousand two hundred (7,200) square feet of area not more than one hundred (100) square feet of area. For lots containing more than one hundred thousand two hundred (7,200) square feet of area, the area per dwelling unit may exceed the area per dwelling unit in a subdivision not more than twenty thousand two hundred (7,200) square feet of area. In the case of a permitted transitional use, the area per dwelling unit shall be not less than eight thousand (8,000) square feet of area may be credited in determining the average.

Section 602: LOT AREA. The minimum required area of a lot in an RM-2,400 zone shall be seven thousand two hundred (7,200) square feet, provided that in a multiple lot subdivision approved subsequent to the effective date of this resolution the minimum lot area shall be deemed to have been met if the average lot area is not less than seven thousand two hundred (7,200) square feet. In computing the average lot area, fifty (50) of the number of lots may contain an area less than seven thousand two hundred (7,200) square feet in area, not more than seven thousand two hundred (7,200) square feet of area but in no case shall a lot contain less than six thousand four hundred (6,400) square feet. For lots containing more than seven thousand two hundred (7,200) square feet of area, the area per dwelling unit may exceed the area per dwelling unit in a subdivision not more than twenty thousand two hundred (7,200) square feet of area. In the case of a permitted transitional use, the area per dwelling unit shall be not less than eight thousand (8,000) square feet of area may be credited in determining the average.

Section 603: LOT AREA PER DWELLING UNIT. In an RM-2,400 zone the lot area per dwelling unit shall not be less than two thousand four hundred (2,400) square feet. In multiple lot subdivisions approved subsequent to the effective date of this resolution with lots more than seven thousand two hundred (7,200) square feet, but not less than six thousand four hundred (6,400) square feet, the lot area per dwelling unit shall not be less than one-third (1/3) of the area of the lot. Where a lot contains more than seven thousand two hundred (7,200) square feet of area, there may be one dwelling unit for each one hundred (1,000) square feet of area in excess of seven thousand two hundred (7,200) square feet of area. In the case of a permitted transitional use, the lot area per dwelling unit shall be not less than eighteen hundred (900) square feet.

Section 604: LOT WIDTH. Every lot in an RM-2,400 zone shall have a width of not less than sixty (60) feet.

Section 605: FRONT YARD. Every lot in an RM-2,400 zone shall have a front yard with a depth of not less than twenty (20) feet. In the case of key lots and permitted transitional lots, the required front yard depth shall be not less than fifteen (15) feet.
Section 306: SIDE YARDS. In an RM-2,400 zone every lot shall have a side yard on each side of the lot which side yard shall have a width of not less than five (5) feet.

Section 307: HEIGHT. In an RM-2,400 zone no building or structure shall exceed a height of thirty-five (35) feet unless so far as any building or structure exceeding such height is concerned, each required side yard and open space is increased one additional foot in width for each additional foot in height such building or structure exceeds that adopted for the greater height, nor which would reduce the total required minimum area of the site upon which the permitted lot coverage was based. If a parcel contains an area two (2) or more times, but not more than four (4) times, the minimum required area, then the portion of the parcel committed to the building site, including the additional yards and open spaces compensating for the greater height of buildings, shall be accurately defined as a separate lot by means not forth in the subdivision code for residential lots which shall not exceed more than fifty percent (50%) of the area of the lot.

Section 308: PERMISSIBLE LOT COVERAGE. All buildings, including accessory buildings and structures but not including private swimming pools or any open area used to provide parking on residential lots shall not cover more than fifty percent (50%) of the area of the lot.

Section 309: PLACEMENT OF BUILDINGS. Placement of buildings on any lot shall conform to the following:

(1) INTERIOR LOTS.
   (a) Any building containing one or more dwelling units or accessory living quarters shall observe a distance of not less than five (5) feet from any lot side line and the rear lot line; and the building line.
   (b) the distance between a building containing one or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than ten (10) feet;
   (c) on the rear third of a lot accessory buildings not containing accessory living quarters may be built to the lot side line and the lot rear line, provided not less than five (5) feet of the lot side line shall be free and clear of all buildings and provided further, if the lot years upon an alley a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of the alley.

(2) CORNER LOTS AND REVERSE CORNER LOTS.
   (a) Any building containing one or more dwelling units or accessory living quarters shall observe a distance of not less than five (5) feet from any lot side line and the lot rear line;
   (b) the distance between a building containing one or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than ten (10) feet;
   (c) on the rear third of a corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line and the lot rear line, provided if the lots years upon an alley a garage with a vehicular entrance from the alley shall maintain a distance of not less than fifteen (15) feet from the center line of such alley;
   (d) on the rear third of a reverse corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line, but no building shall be erected closer than five (5) feet to the property line if any abutting lot, in which case accessory buildings may be built to the lot rear line unless the accessory building be a garage with a vehicular entrance directly from the alley, in which case building shall maintain a distance of not less than (15) feet from the center line of the lot.
   (e) in all cases the width of the required side yard on the side street side shall be observed.

ARTICLE 7

RM-1800 - HIGH DENSITY MULTIPLE DWELLING CLASSIFICATION

Section 300: PURPOSE OF CLASSIFICATION. The principal objective and purpose to be served in this classification and its application is to establish areas permitting a greater population density than is allowed in more restrictive classifications and to permit the providing of accommodations for those who desire to live in a residential atmosphere without the necessity to individually maintain a dwelling unit. A related consideration is to make it possible to use efficiently and economically design and installation of public service facilities in terms of size and capacity to accommodate and permanently meet needs resulting from a defined intensity of land-use.

Section 301: PERMITTED USES. In an RM-1800 zone only the following uses are permitted and as hereinafter specifically provided and allowed by this Article, subject to the off-street parking requirements and the general provisions and exceptions set forth in this resolution beginning with Article 23.

(1) Any use permitted in an RM-2400 zone, provided all such uses shall conform to the conditions not forth in the zone in which they are first permitted, except that for dwellings in the yards open space and lot coverage permitted this classification shall apply.

(2) Accessory uses buildings and structures set forth in the RS classification except that where more than one (1) dwelling unit is located on the premises private garages shall be limited to accommodating not more than two (2) cars for each dwelling unit, and a boat house or hangar shall be limited to accommodating not more than one (1) private non-commercial pleasure craft for each dwelling unit on the premises.

(3) Boarding and lodging houses
(4) Fraternity and sorority houses
(5) Multiple dwelling unit
(6) Open air public parking areas for the parking of automobiles without monetary charge unless operated by or for, a public parking authority, when the property owner in an RM-1800 zone shall upon an in lot zone for "B", "C", or "D" purposes, whether or not an alley intervenes, provided:
(a) Access to such parking lot shall be only from the business or industrial
zoned property. It shall not be from an alley if there be one;
(b) In either such case there shall be installed along the entire length of
all street property lines of the lot used for such parking purposes a continuous
length of fence (not to exceed five (5) feet in height located no closer to the street property line
than ten (10) feet from the street) and the street lot line shall be
landscaped and maintained with grass, hardy evergreen shrubs or ground cover;
(c) A solid wall or view-obscuring fence or hedge not less than five (5)
feet nor more than six (6) feet in height shall be erected and maintained on any exterior
boundary line which is a common property line with "R" classified property when such "R"
classified property is used for residential purposes;
(d) The parking area shall be developed as required by Resolution 23316
"Off-Street Parking Plans and Specifications" and no such area shall be used for an auto-
mobile, trailer or boat storage area or for the accessory storage of such vehicles.
(7) To care for, maintain and make provision for
(a) all buildings and structures shall maintain a distance not less than
taxi twenty (20) feet from any lot in an "R" zone;
(b) all accommodations and number of persons cared for conform to state and
local regulations pertaining hereto;
(c) that the Health Department shall have approved all provisions for drainage
and sanitation;
(d) a solid wall or view-obscuring fence or hedge not less than five (5)
feet nor more than six (6) feet in height shall be erected and maintained on any exterior
boundary line which is a common property line with "R" classified property when such "R"
classified property is used for residential purposes, except that on that portion of such
common property line constituting the depth of the required front yard on the "R" classified
property such wall, fence or hedge shall be not less than thirty-six (36) inches nor more
than forty-two (42) inches in height.
(8) Signs, as follows:
(a) One identification sign not exceeding two (2) square feet in area containing
the name of the occupant of the premises;
(b) One single-faced identification sign not exceeding sixteen (16) square
feet in area, multiple city and county signs and other permitted uses, provided such signs
shall not be located in any required yard or open space on the premises, and if the sign is
lighted, it shall be stationary and non-flashing;
(c) One double-faced sign or two single-faced signs, not exceeding six (6)
square feet of area per face, pertaining only to the sale, lease or hire of only the
particular building, property or premises upon which displayed.
(d) Signs on transitional lots - one (1) dwelling unit for each nine hundred (900)
square feet of lot or building site upon which it is located has a side line abutting a lot or lots classified "B", "C" or "M" whether or not an alley intervenes,
If in case the property used for such transitional use consist of more than one (1)
lot of record or of said lots or if whichever is the least, five thousand (5,000) square feet,
shall be used to determine the average.
(9) Planned Unit Development as provided in Article 27.
(10) Unclassified Uses as provided in Article 22.

Section 702: LOT AREA. The minimum required area of a lot in an RM-1600 zone shall
be seven thousand two hundred (7,200) square feet, provided that in a multiple lot subdivi-
sion approved subsequent to the effective date of this resolution the minimum lot area
shall be deemed to have been met if the average lot area is not less than seven thousand
seven hundred (7,700) square feet. In computing the average square feet area of a sub-
division, not more than twenty-five percent (25%) of the number of lots may contain
an area less than seven thousand two hundred (7,200) square feet and in no case shall a lot
contain an area less than three thousand (3,000) square feet. For lots containing more
than seven thousand two hundred (7,200) square feet of area not more than eight thousand
(8,000) square feet of area may be credited in determining the average.

Section 703: UNITS SPACE. In an RM-1600 zone the lot area per dwelling
shall not be less than eighteen hundred (1800) square feet. Where a lot contains
more than seven thousand two hundred (7,200) square feet of area, there may be one dwelling
unit for each two thousand (2000) square feet of lot area in excess of seven thousand
two hundred (7,200) square feet of area.

Section 704: LOTS WIDTH. In an RM-1600 zone every lot shall have a width of not less
than sixty (60) feet.

Section 705: FRONT YARD. In an RM-1600 zone every lot shall have a front yard with
a depth not less than twenty (20) feet. In the case of key lots and lots which side upon
commercially or industrially classified property, the required front yard depth shall be
not less than fifteen (15) feet.

Section 706: SIDE YARDS. In an RM-1600 zone every lot shall have a side yard on each
side of the lot which side yard shall have a width of not less than five (5) feet.

Section 707: HEIGHT. In an RM-1600 zone no building or structure shall exceed a
height of thirty-five (35) feet unless, so far as any building or structure exceeding such
height is concerned each required side yard and open space is increased one additional
foot in width in height such building or structure exceeds thirty-
five (35) feet in height. A site occupied by a building or structure having a height
greater than thirty-five (35) feet shall have no property allocated from such site which
would be used to accommodate the spaces required for the greater height, nor which would reduce the total required minimum of the site upon which the
permitted lot coverage was based. If a parcel contains an area two (2) or more times, but
not exceeding the required lot area, then the portion of the parcel
committing to the building site, including the additional open spaces compensating
for the greater height of buildings, shall be accurately defined as a separate lot
meant for planning and subdividing purposes.

Section 708: PERMISSIBLE LOT COVERAGE. If a dwelling, rest home, nursing home or
convalescent home is involved, all buildings, including accessory building and structures
but not including private swimming pools on residential lots or any open areas used to
provide parking areas, not exceeding an area of fifty percent (50%) of the area of the
lot, if a dwelling or rest home, nursing home or convalescent home is not involved, then
the maximum permissible lot coverage shall not apply.